



FOR SALE - FREEHOLD CLASS E INVESTMENT

47 Stoke Newington Church Street, London N16 0NX

Class E premises 674 sq ft NIA

Current income of £39,500 pax

Price Offers in the region of £578,000 for the freehold retail investment

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

47 Stoke Newington Church Street, London N16 0NX

Class E premises 674 sq ft NIA



Location

The unit is located on Stoke Newington Church Street, at the junction with Lancell Street. The local area is predominantly residential and benefits from a good number of boutique and national operators on the street.

Neaby occupiers include Foxtons, Whole Foods Market, Mind and Pret A Manger.

Description

The unit is arranged over ground floor and basement, occupying a prominent corner position and benefiting from a good return frontage on Lancell Street.

Tenure

Freehold.

The residential upper parts have been sold off on long leaseholds at a peppercorn ground rent.

Price

Offers in the region of £578,000, which represents a Net Initial Yield of 6.5%, after deducting purchaser's costs, and a reversionary yield of 6.84%.

Building Type

Class E use.

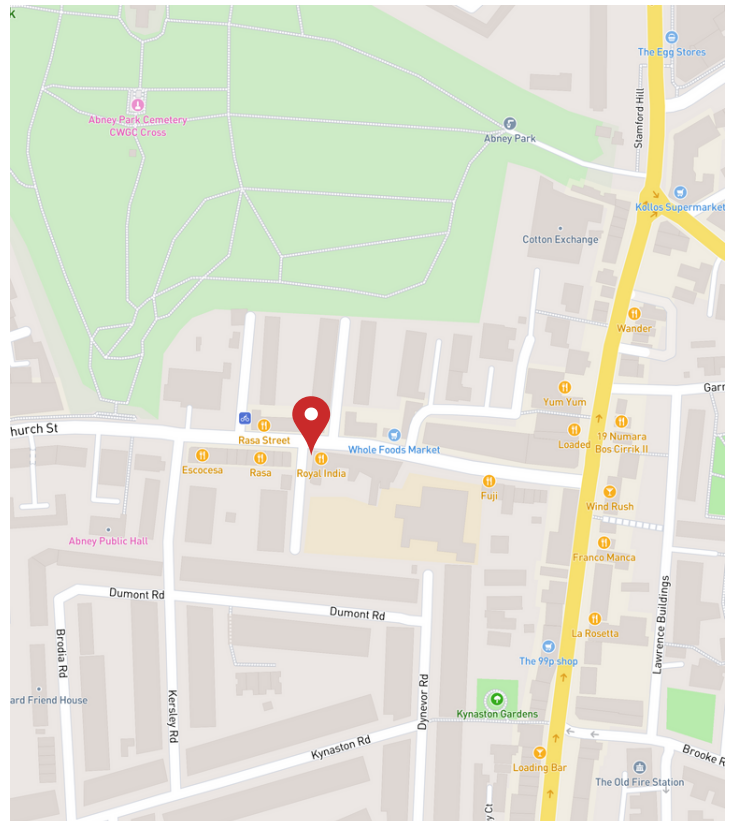
VAT

The premises are not elected for VAT.

EPC Rating B-27

Tenancy schedule

Address	Tenant	Use	Size	Lease start	Lease end	Next review	Break clause	Rent
47 Stoke Newington Church Street	Jimmy Fairly UK Limited	Class E	474 sq ft ground floor 200 sq ft basement	07/07/2022	06/07/2032	07/07/2027	06/06/2027	Year 1 - £37,500 pax Year 2 - £38,500 pax Year 3 - £39,500 pax Year 4 - £40,500 pax Year 5 - £41,500 pax
Total			674 sq ft					



Contact Owners Sole Agents

Assembly CRE
020 3576 3331
www.assemblycre.co.uk

Jamie Mackenzie
07533 348 479
jamie@assemblycre.co.uk

Kevin Neun
07717 874 710
Kevin@assemblycre.co.uk



These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.